

TO: CT General Assembly Planning & Development Committee
RE: HB5429

Dear Connecticut General Assembly,

I **strongly oppose HB5429** for the following reasons:

- By adding potentially hundreds of new residents—especially to small towns, there will be a huge strain to provide larger schools, more emergency workers, more sewage treatment will lead to huge tax increases.
- The law does not benefit low-income residents. Only 10% of a development is required to be available to low-income residents.
- I support diversity, not density. There are appropriate places for density and affordability in a town, and towns have carved out zones for that purpose. Local Planning and Zoning departments should be allowed to make these decisions, not those living outside our towns.
- It is a fantasy to think someone living near a train station will find it easy to get around in Connecticut. Imagine trying to get from Danbury to Waterbury on a train. It's 30 minutes by car and over 3 hours by train. This is not New York City, where subways are a great way to get around.
- You still need a car to get around towns. Just because multiple unit housing is built near a train station doesn't mean required services, like grocery, clothing, etc stores are within walking distance.
- Redevelopment of Connecticut's large cities—Hartford, New Haven, Waterbury, Bridgeport—could create thousands of housing units. Why put outrageous demands on small towns? Small towns are what draw people to Connecticut.
- Metro North recently spoke of ending service on the New Canaan and Waterbury branches. It pulled back, but what if it reconsiders this in the future?
- The huge new multi-family condos in my town of New Canaan—built within half a mile from the train station—dwarf the surrounding homes and are selling for up to \$3,000,000.00. I couldn't afford to move into them. The same developer is planning another oversized building in a single-family neighborhood. If this law is passed, the town will become unlivable. The developer lives in back-country Greenwich, far from where his demoralizing structures are built. He is a strong proponent of this bill.

Please do not allow this bill to pass.

John Hair
New Canaan, CT